

Morgantown Planning Commission – January 10, 2019

Area 18 Small Area Plan

Precedent

18 I-1 Don Knotts
Boulevard

The area appears to include uses not permitted in the current zoning district. Industrial-type development prospects appear impractical due to existing aggregate commercial use types and the adjoining single-family neighborhood.

Considerations for future study:

- Evaluate existing nonconforming commercial uses and viability of larger-scaled former industrial buildings.



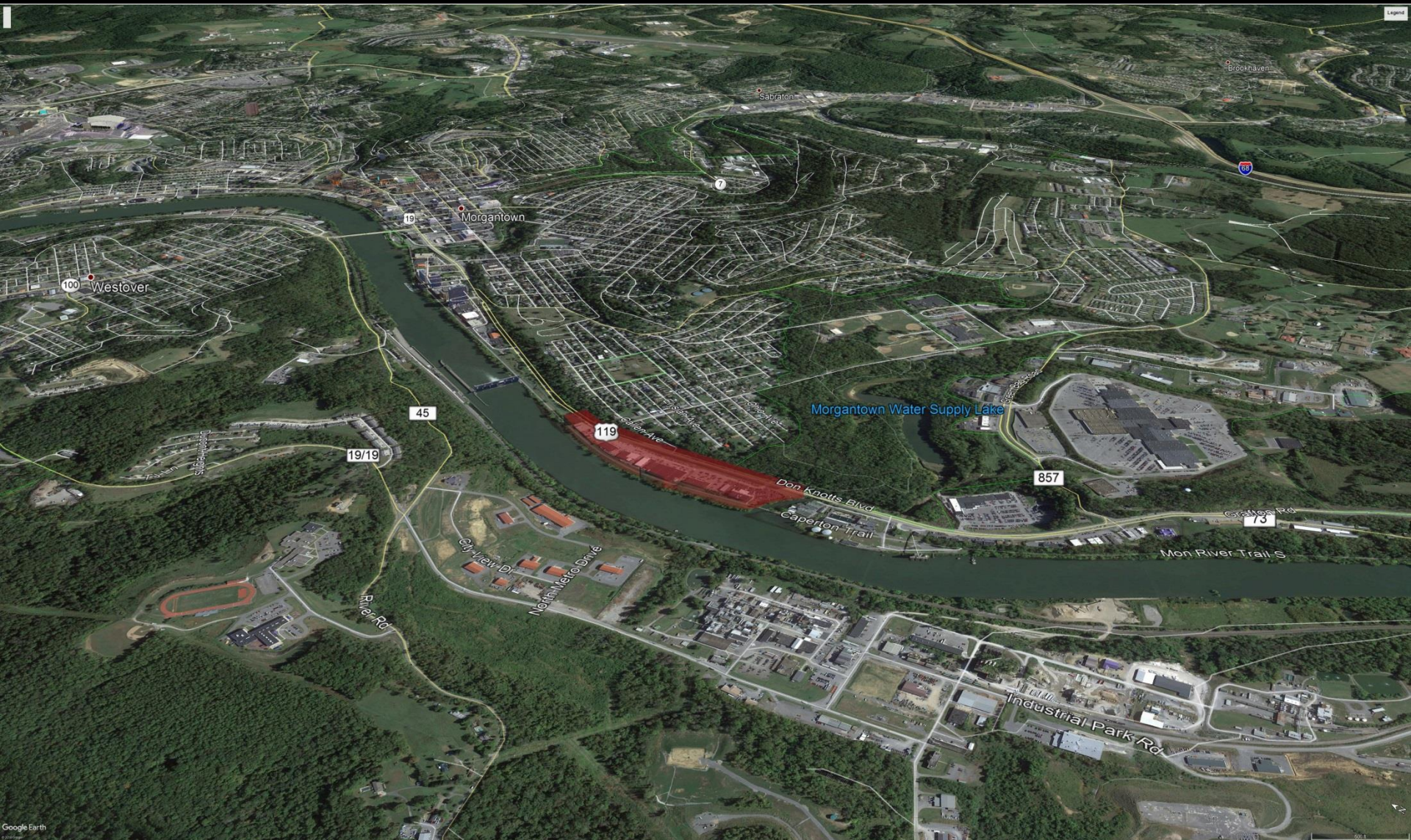
Why do a small area plan?

- Identified in the Comprehensive Plan
- Neighborhood-level approach
- Benefits such as:
 - Represent stakeholder and community vision
 - Provide neighborhood-scale recommendations
 - Enable proactive planning for neighborhoods
 - Guide investment for transportation, housing, environmental protection, open space, and other categories as defined through the process.

Three Phases

- Phase 1: Inventory & Analysis
- Phase 2: Plan Development
- **Phase 3: Plan Review**

Location



Context

Current Zoning

- Business use along major arterial Don Knotts Boulevard
- Currently zoned as I-1 Industrial
- *The purpose of the Industrial District (I-1) is to allow for the development of research and industrial parks. wholesale business, manufacturing and the like while ensuring the health and safety of Morgantown residents. Industrial districts are intended to be located on major thoroughfares where truck traffic does not disrupt local streets.*

Context

Current Land Use

- Eight structures, no residences



Figure 9 - Land Use


0 100 200 400 Feet 1 inch = 323 feet 

Table 1: Land Use Types

Land Use	Number of Parcels	Area (Acres)
Office	1	2.51
Retail	6	9.80
Parks / Recreation	2	4.76

Public Engagement

Community Forum #1 – August 8, 2018

- Modifying the zoning to better reflect the existing and planned uses of the property could be desirable rather than the current industrial zone
- If the density increases in the area, there may need to be improvements in the transportation access

Public Engagement

Community Forum #2 – October 29, 2018

- Support conversion of the zoning from I-1 to B-2 to support neighborhood-level mixed use development and reinvestment in this area as a future hub for residential, commercial, and community uses.
- Concerns centered around transportation access, lack of community support for a new bridge to the Morgantown Industrial Park, and connectivity for pedestrians and cyclists.

Public Engagement

Stakeholder Meetings

July 10, 2018

Focus on:

- Expansion of used car sales / service
- Office space

July 12, 2018

Focus on:

- Maintaining uses
- Continuing to fill space with business
- Future investment - mixed use, trail access, covered parking, growth
- Owns 6.2 of 13 acres

Recommendations

Future Zoning

- **Consistency with landowner preference**
- **Consistency with 2013 Comprehensive Plan**
 - Direct new growth to infill
 - Increase density within city limits
- **For these reasons, B-2 zoning is the recommendation**
 - Appropriate for most kinds of businesses and services. particularly large space users such as department stores
 - Located along major thoroughfares
 - Permits uses such as mixed-use redevelopment, neighborhood services, master-planned shopping / retail, urban residential infill with river focus

Transportation

Mountain Line service

- Route 15 - Grafton Road direct access
- Orange Route - First Ward Mississippi Street / Madigan Avenue

Caperton Rail Trail

- Connections south to Fairmont and north to Deckers Creek Trail and Mon River North Trail
- New bicycle-pedestrian connection to First Ward

Sidewalks

- Existing sidewalks north
- New sidewalks constructed south to Greenbag Road and serving new mixed-use growth area.

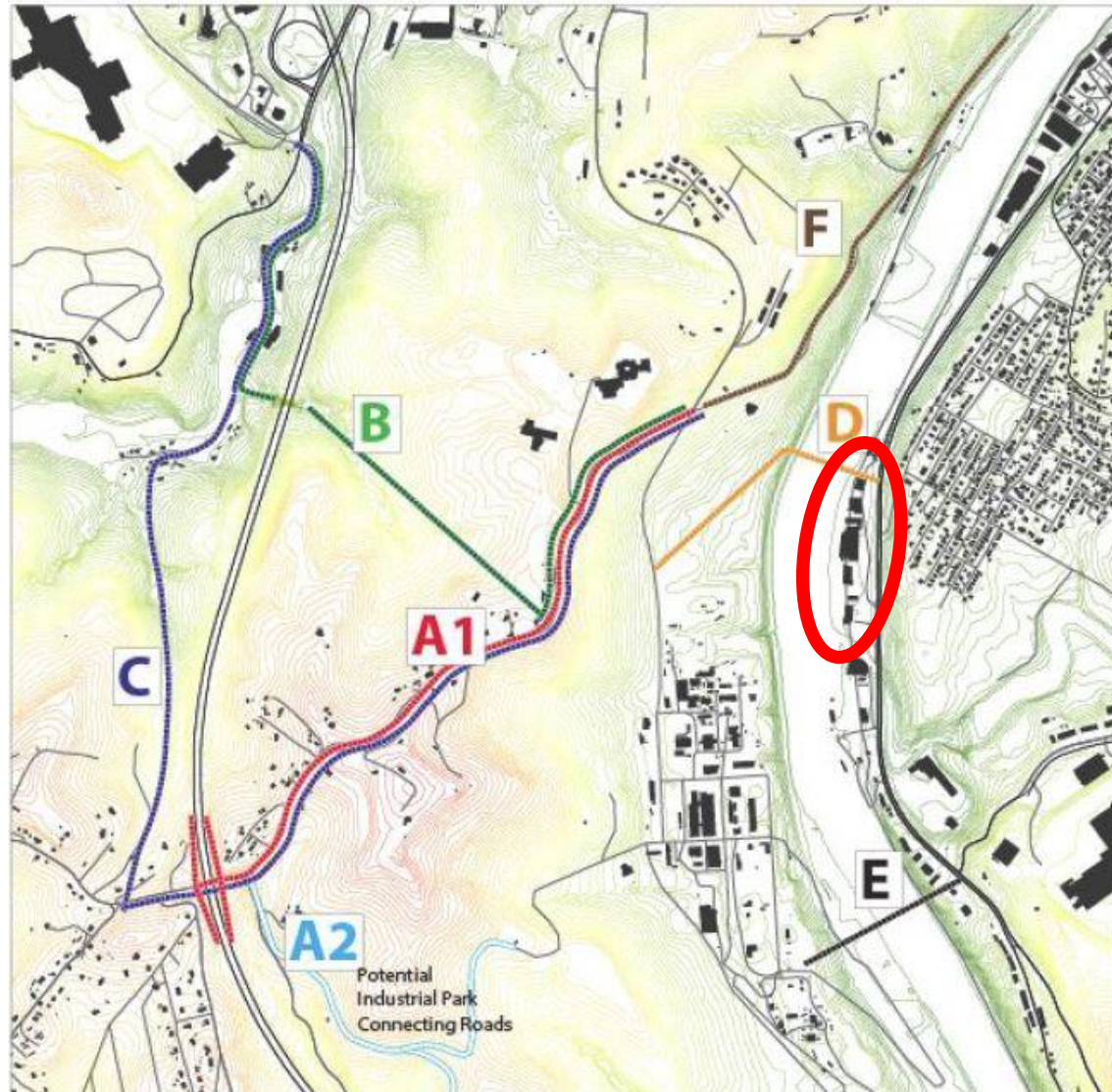
Transportation

Morgantown Industrial Park

- Request by County Commission and Westover to identify access options due to closure of River Road and impacts on emergency access
- Identified and evaluated seven alternatives to access the Morgantown Industrial Park
- The MPO staff does not recommend a preferred alternative in this study

Option D - construct a bridge across the Mon River connecting the DuPont Rd and Don Knotts Blvd near the BFS gas station.

Option D – MIP Study



Other Recommendations

Historic Preservation

- No special considerations warranted

Environment

- No known environmental issues related to zoning and land use

Parks

- As development opportunities arise in the future, there is one parcel of realty that provides river access across the existing rail trail facility
- Pocket parks, streetscaping and green space for future mixed use housing

Neighborhood Services

- None expected

Economic Development

- Neighborhood-scale business are permitted uses under B-2 - catering to walkable, local traffic

Next Steps

- Planning Commission action to accept plan and recommendations report as submitted
- File the Area 18 report as an appendix to the 2013 Comprehensive Plan
- Direct staff to develop a revised zoning map as generally outlined in the Area 18 Report



Figure 1: Small Area Study 18 - Study Area